



42 Langford Lane, Burley in Wharfedale

Pleasantly situated and handy for village amenities, this generously proportioned, significantly improved and reconfigured detached house provides a spacious, four bedroom family home with a delightful, enclosed, southerly facing rear garden and ample parking.

Estate Office, Station Road, Burley In Wharfedale,
Ilkley, LS29 7ND

Tel: 01943 862131 Email: burley@dacres.co.uk

dacres.co.uk   



42 Langford Lane, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7EJ

Ilkley 4 miles, Leeds 14 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £695,000

- Four bedroom, two reception room, detached family home finished to a high standard throughout
- Large dining kitchen with recently fitted, bespoke, hand built kitchen by Eastburn and separate utility room off
- Generous, south facing garden to rear, integral garage and gated driveway parking



General remarks

Situated towards the bottom of Langford Lane in a popular neighbourhood of the village, this detached house provides a very practical, four bedroom family home with generously proportioned living space throughout and potential to further extend (subject to planning consent).

The property has been reconfigured and significantly improved by the current owner to include replacement windows and doors, a bespoke hand built kitchen by Eastburn along with the utility room, newly refurbished bathroom and shower room.

The accommodation comprises on the ground floor, a covered storm porch which leads into the entrance porch which has access to a very useful cloaks / store room. From here there is access to the spacious and light entrance hall which has the stairs to the first floor, a very deep downstairs storage cupboard and a guest WC / shower room.

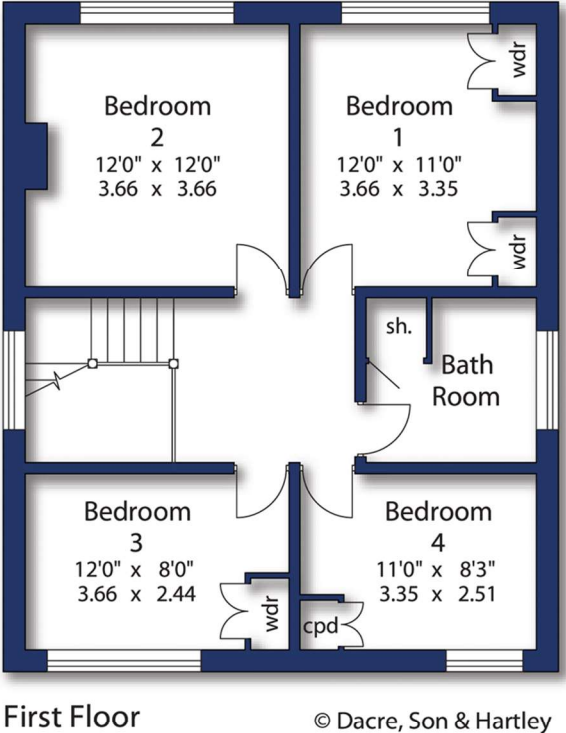
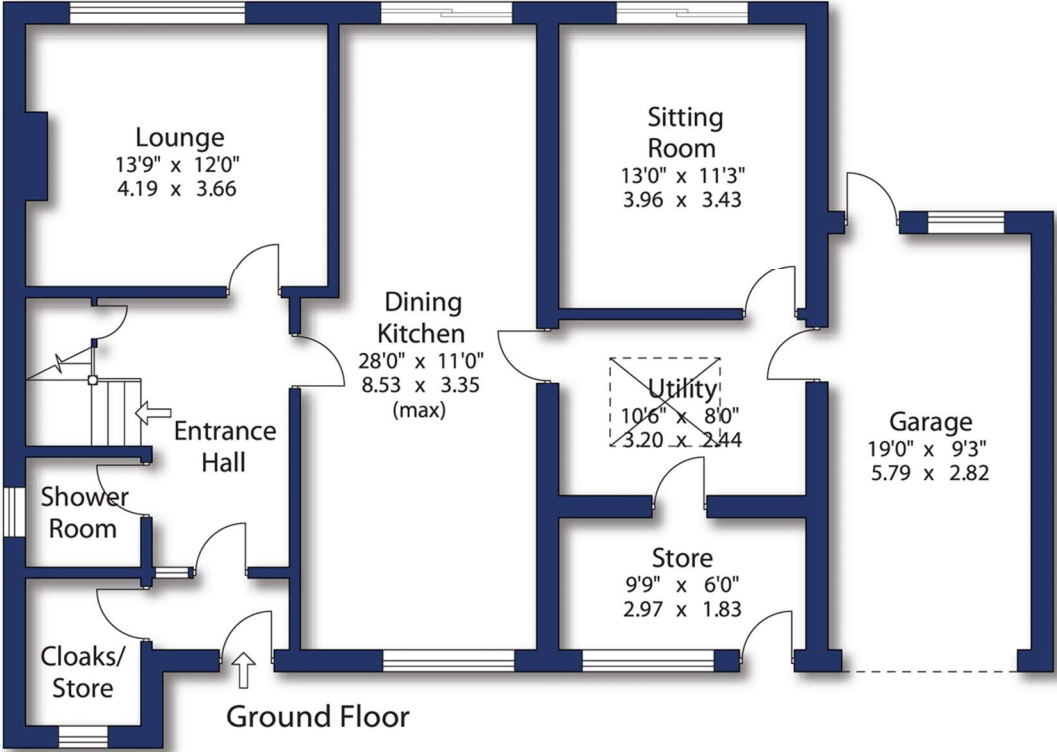
To the rear of the property is a spacious lounge, with a large picture window overlooking the rear garden. A second spacious reception room, on the other side of the dining kitchen, has double sliding doors to the rear garden.

In the centre of the home is the fabulous kitchen dining room which has the recently installed kitchen by Eastburn. There are a range of bespoke wall, base and drawer units with granite working surfaces over, two ovens, and an induction hob with integrated extractor. There is also an integrated fridge and dishwasher. The dining area has sliding double doors out to the rear garden and the whole room has new Amtico flooring.

From the kitchen there is access to the utility room which also has a range of Howdens units housing the washing machine and tumble dryer. A recently added roof lantern affords this room a good deal of natural light. There is access to a useful store and an internal door gives access to the attached garage. There is also access to the second reception room.

On the first floor there are four double bedrooms, the master having fitted wardrobes, and all are served by the newly refurbished house bathroom.

Externally, at the front of the property there is a sizeable, gated driveway providing parking and giving access to the garage along with a useful store room. The front garden is enclosed by fenced boundaries with shingle beds and planted borders.



© Dacre, Son & Hartley

 **Mortgage Advice Bureau**
01274 515 763

 **Dacres Surveys**
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.





The rear garden is particularly lovely, being generously sized and southerly facing with an extensive lawn and borders containing established shrubs and plants, the whole being enclosed by timber fencing.

The centre of this thriving village community with its useful range of local shops, post office, doctors' surgery and a dentist, inns and restaurants is readily accessible by foot. There are two 'outstanding' primary schools within the village and a variety of sporting and recreational facilities. The train station is also within easy walking distance, from which regular rail services go to Leeds, Bradford and Ilkley.

Directions

From our office on Station Road in Burley in Wharfedale village centre, proceed up Station Road, past Grange Road on the left hand side and then turn left into Langford Lane. Proceed towards the bottom of Langford Lane, where the property can be found on the right hand side.

What3Words baths.lamplight.abandons

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Garage and driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: BUR250148



Contact us



01943 862131



burley@dacres.co.uk